

1288 Kapiolani Blvd, Apt 1905
Honolulu, Hawaii 96814

May 23, 2017

Councilwoman Kimberly Marcos Pine, Chair
and Members of the Committee on Zoning and Housing

Aloha,

Mahalo for the opportunity to provide comments today in **opposition** to City Council Bill 17 because it does not contain provisions that exempt condominiums or that allows a simplified certification by the AOA Board of Directors that its exterior walls, railings, and appurtenances are in good order.

In earlier hearings on Bill 17, I commented that this bill was a good measure to assure the safety of buildings for inhabitants, especially given the impact that Hawaii's weather, including the salt air, has on certain kinds of railings and window fixtures. I also recommended that the bill include provisions to:

- Track accountability of building owners for conducting the inspections and for addressing the penalty for failure to do so;
- Exempt condominiums from the periodic inspection of exterior walls and appurtenances, OR allow for a simplified certification by the AOA Board of Directors that its exterior walls and appurtenances are in good order. Rationale was that Condominiums, by law, are required to have reserve budgets to accommodate planned major capitol improvements. As another testifier had noted, her condominium has done extensive work to modernize elevators, fix roofs of residential and parking garage towers, clean out wastewater, etc. I also commented that I own two condominiums: 1) The Moana Pacific, a 720 unit complex, that just completed a renovation of its lobbies and hallways, and repair of rail spalling on the recreation deck; and is currently installing backflow preventers in all apartments to minimize water leaks to apartments; and 2) The Wilder @ Piikoi Condominium did a complete overhaul of its plumbing system.

I continue to be concerned about the costs for doing such inspections, especially those of us who live in condominiums, many of whom are on fixed retirement income. To accommodate such building inspections would burden already high maintenance fees charged to homeowners.

Mahalo for your consideration of my comments and recommendations.

Marilyn L. Khan

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